



Loureiro

**Connecticut State Showcase
Steele Center @
Farmington Avenue
“Creating A Town Center”**

Revitalizing New England: Brownfields Summit 2022

May 19, 2022



Agenda

- **Introductions/Bios**
- **Background**
- **Town Plan**
- **Funding**
- **Partnership**
- **Development Plan**
- **Environmental Issues**
- **Challenges/Obstacles**

Presenters and Moderator

- **Presenters**

- Chris Edge, Economic Development Director: Berlin, Connecticut
- Tom Salimeno, PE, LEP, Principal Engineer: Loureiro Engineering Associates, Inc.
- Tony Valenti, Principal: Newport Realty Group, LLC

- **Moderator**

- Mark Lewis, Brownfields Coordinator: Connecticut Department of Energy & Environmental Protection (CTDEEP)



Chris Edge, Director

Chris is the Director of Economic Development for the Town of Berlin, Connecticut. He has been with the Town of Berlin since January 2015. Previously, he served as a Job Developer for the ARC of the Farmington Valley, the Economic Development Coordinator for the City of New Britain and as a commercial real estate agent. Chris has been a foster parent through Klingberg Family Centers in New Britain for 17 years, adopting a son in 2019. He brings a 20-year history of success in business development in the private, public and non-profit sectors.



Tom Salimeno, PE, LEP, Principal Engineer

Tom has over 30 years of experience providing professional services combining chemical and environmental engineering and site investigation and remediation expertise while navigating the Connecticut Remediation Standard Regulations as a Licensed Environmental Professional (LEP). He is Loureiro's Principal Engineer in the Environmental Assessment Group. He provides strategic and tactical direction, technical expertise and leadership on environmental/investigation/remediation projects including Brownfields Projects for an engineering consulting and construction services firm.



Tony Valenti, Principal

Tony has over 20 years of experience in the hospitality industry, along with 20 years of experience in the property development and real estate field. In 2017, Tony along with Mark Lovley, President of Lovley Development, Inc. Newport Realty Group was launched. Newport Realty Group has grown dramatically acquiring and developing a variety of real estate throughout central Connecticut. The scope of the developments includes retail, medical office/general office, multifamily, residential townhomes and single-family homes, and the construction and ownership of franchise restaurants. Newport is particularly proud of the mixed-use Steele Center Transit Oriented Development. Tony is responsible for the day-to-day operations of the management company, providing professional management services to the properties owned by the Newport group.



Mark Lewis, Brownfields Coordinator

Mark is the Brownfields Coordinator for the CTDEEP. Mark works with municipalities, developers and other private sector partners, the United States Environmental Protection Agency (EPA) and other federal and state partners to promote cleanup and redevelopment of contaminated properties throughout Connecticut. Mark was previously an environmental analyst in CTDEEP's Remediation Division. Prior to entering state service Mark worked as an environmental consultant focusing on assessment and remediation of contaminated properties, as a land surveyor, and as a hydrologic technician for the Water Resources Division of the United States Geological Survey. Mark is also a firefighter on CTDEEP's Connecticut Interstate Fire Crew, which responds to wildfires throughout the United States and in Canada.



Background – Site History

- **Former Pioneer Precision Products 889 Farmington Avenue**
 - 2 Buildings 28,000 square feet – Constructed 1922/1970s, demolished in 2014/2015
 - Metals Manufacturing Use for Automotive and Aerospace
 - Wallpaper Manufacturing
 - Operations: painting, screw and mill machining, degreasing, heat treat, etc.



Town Plan

- **Original Public Use**

- 889 Farmington Avenue
- 903 Farmington Avenue – Proposed Police Station
- New Boulevard
- Leverage Newly Renovated Train Station

- **Revised Private Development**

- Original Parcels
- Added 861 Farmington Avenue

- **Attracted Additional Development**

- Nano-Brewery and Tap Room
- Two locally owned coffee shops

Funding – Brownfields, Public, Private

- EPA Funds through Capitol Region Council of Governments (CRCOG)
- Connecticut Department of Economic and Community Development (DECD): Municipal and Regional Brownfields Grants
- Insurance Funding: Investigate off-site migration of groundwater impacts
- Additional State Grants
- Town Contributions/Cost Share
- Private Developer/Cost Share

Partnership

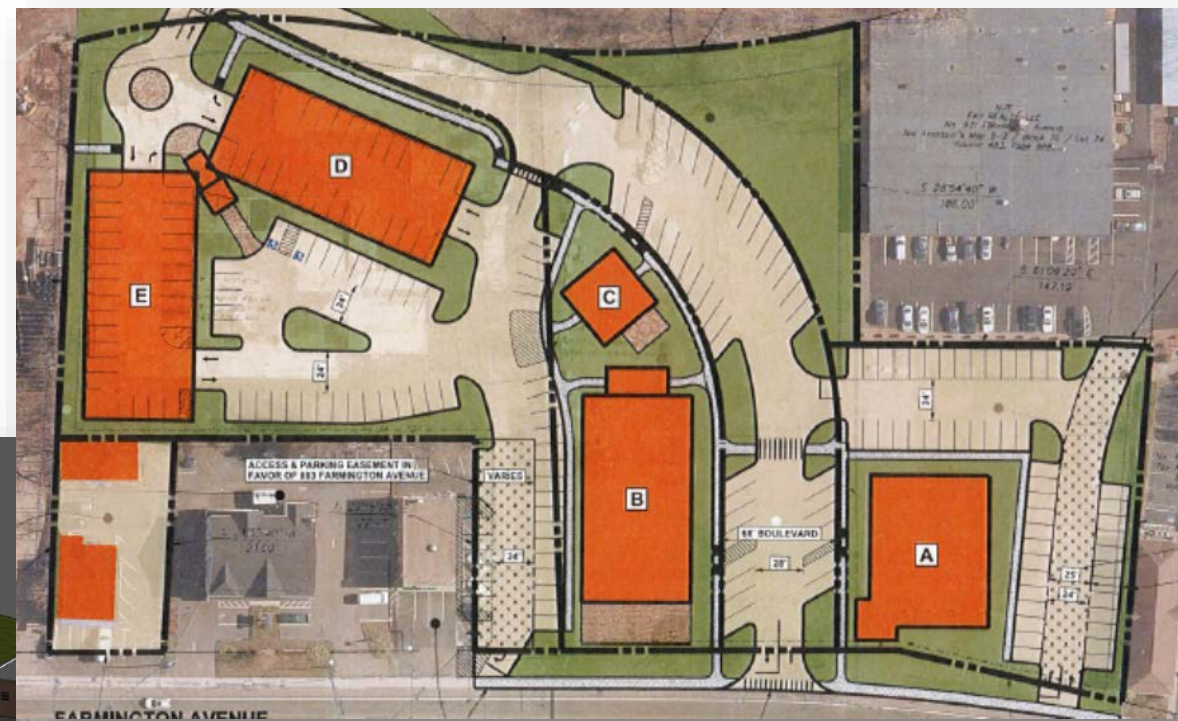
- **Request for Proposals**
 - 5 Interested Developers
- **Selection**
- **Team**
 - Town of Berlin
 - Newport Realty Group



Development Plan - Vision

Building Information

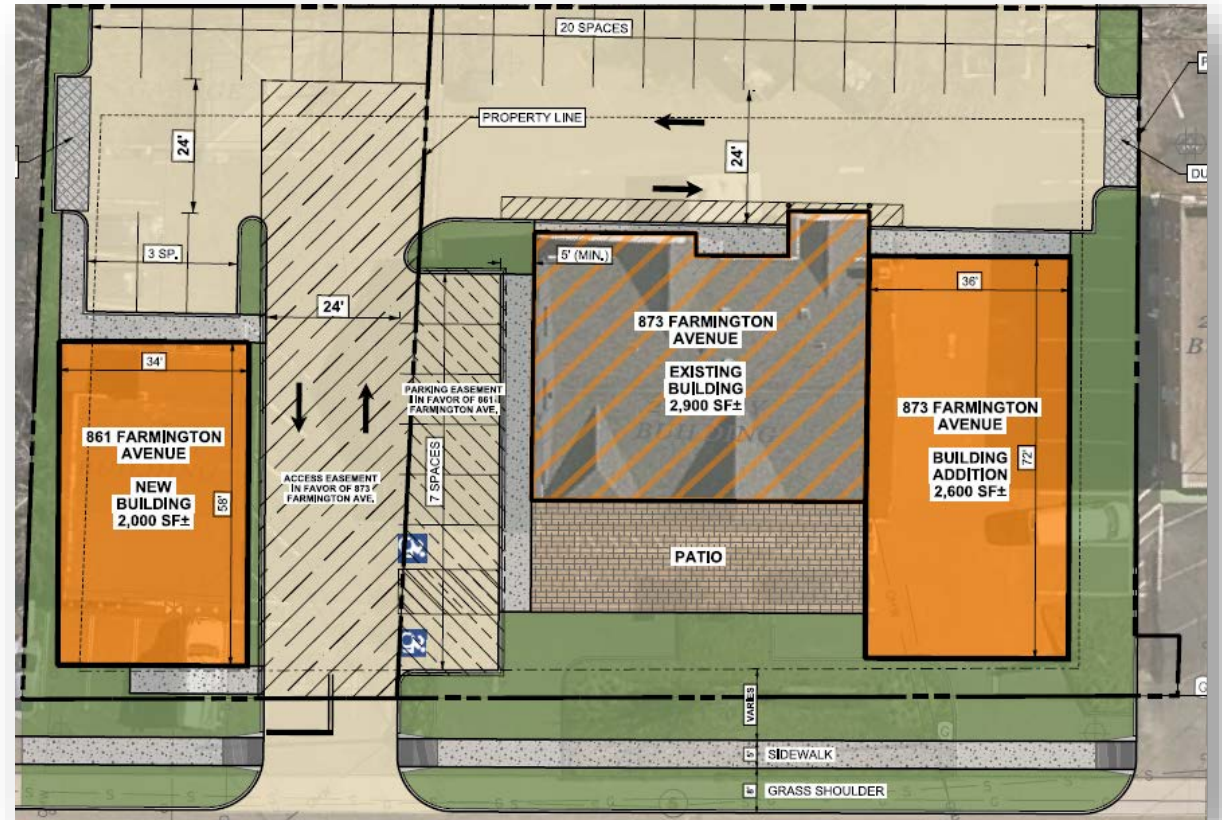
- A – Retail/Medical
- B – Retail, Multi-family
- C – Restaurant/Café
- D – Multi-family
- E – Multi-family



Development Plan - Flexibility

861 Farmington Avenue
Retail, Multi-family

873 Farmington Avenue
Separate Owner
Retail, Multi-family



Development Plan - Actual

Building Information

- A – Retail/Office, Multi-family
- B – Retail, Multi-family
- C – Restaurant/Café
- D – Multi-family
- E – Multi-family



Environmental Issues/Solutions

- **Soil Impacts**
 - Engineered Control – Flexible Membrane Line
- **Groundwater Impacts**
 - Vapor Intrusion – Flexible Membrane Liner, Passive Sub-slab Depressurization System
- **Developer/Engineer**
 - Work Together for Cost Effective Solution



Challenges/Obstacles

- COVID 19
- Changing Real Estate Market
- Revisions to the Connecticut Remediation Standard Regulations

Final Thoughts – Questions?

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